



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Conduct Public Hearing to consider the Planning Commission's recommendation that the City Council adopt a General Plan Amendment and Rezone for 1549 & 1611 W. Kettleman Lane (Sasaki Property). The requested General Plan Amendment is to modify an existing "O" (Office) land use boundary, and the requested change in zoning is from RCP, Residential Commercial Professional and R-2, Residential Single-Family to PD(33), Planned Development.

MEETING DATE: August 4, 1999

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council approve the Planning Commission's recommendation to adopt a Rezone and General Plan Amendment for the above stated properties.

BACKGROUND INFORMATION: This is a request for a Rezone and General Plan Amendment on two properties located at 1549 & 1611 West Kettleman Lane. The two properties total approximately 23 acres. The southern 500 feet of the two properties is currently zoned R-C-P, Residential Commercial Professional and the remainder of the property northward to the Woodbridge Irrigation District (WID) canal is zoned R-2, Residential Single-Family. The properties make up the Sasaki Property Subdivision, which includes a 99-lot medium-density, small lot, single-family subdivision on the southern 13.2 acres adjacent to Kettleman Lane, and a 55-lot low-density single-family subdivision with 5 corner duplex lots on the northern 9.5 acres. The properties are generally north of Kettleman Lane, south and west of the canal, and east of 1723 West Kettleman Lane.

In December of 1998, the City Council approved the recommendation of the Planning Commission to establish the development plan for the Sasaki Property. The medium-density, small lot, single-family subdivision is plotted at 7.5 units per acre with an average lot size of around 3,000 square-feet. The 7.5 unit per acre density is only slightly higher than the low-density maximum of 7.0 units per acre, but below the maximum allowed in the RCP zone. The medium-density subdivision is designed to front on private streets, and includes a small private community building, park and swimming pool.

The low-density, single-family residential portion of the development plan will develop within the requirements of its R-2, Single-Family Residential zoning. The area will be developed at 6.3 units per acre with an average lot size of around 5,250 square-feet. Each of its five corner lots will develop as duplexes. The streets in this area are proposed to incorporate the City's recommended parkway standard, which incorporates 4-foot sidewalks behind 6-feet of parkway all within a 52-foot right-of-way. The medium and low-density subdivisions have been designed to develop separately from one another, neither being dependent upon the other.

The existing zoning for the medium-density project area is both R-C-P, Residential Commercial Professional, and R-2, single-family residential. The R-C-P zoning is inconsistent with the medium density project's design, as well as the R-2 zoning for both design and density. The 55 low-density lots are entirely within the project area zoned R-2, which is the proper zoning. As part of the development

APPROVED: _____

H. Dixon Flynn -- City Manager

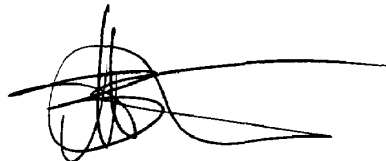
plan and subsequent tentative subdivision map approval for the medium density portion of the project, a condition was made to change the zoning to PD, and to perform a General Plan Amendment to adjust the existing O, Office boundary to encompass the northernmost portion of the medium-density project area. The O, Office designation is consistent with the medium-density project, which is why the boundary is being adjusted and the designation is not being changed.

The PD zoning is necessary because the homes within the medium-density portion of the development plan are proposed to develop with unconventional design standards. For example, the properties are zero lot line with a bend in the middle. This "Z"-lot design allows for the fronts of the homes to be placed at an angle relative to the street to visually break up a row of garages fronting the street. The properties will also have front yard setbacks of 12-feet and 16-feet opposed to the standard 20-feet. Finally, the properties will front on private streets with designated parking areas clustered on each street and at the community center, park, and pool.

The homes are plotted so that each has a single 10-foot side yard, and so that the driveways of homes are paired on a single property line to increase the distance between driveways and increase area for on-street parking. Pairing and staggering of the driveways is intended to allow sufficient room for emergency vehicle access.

Given the current development trend emphasizing the construction of single-family homes, staff sees the medium density portion of this subdivision and the duplexes as a benefit to the City. These elements of the subdivision will not only provide the City with a small measure of more affordable housing, but will also keep the City in pace with the General Plan and Growth Management Ordinance requiring 10 percent medium-density housing. The City's previous approval of the Sasaki Property Development Plan has prompted the applicant to follow through with the requests at hand.

FUNDING: None required

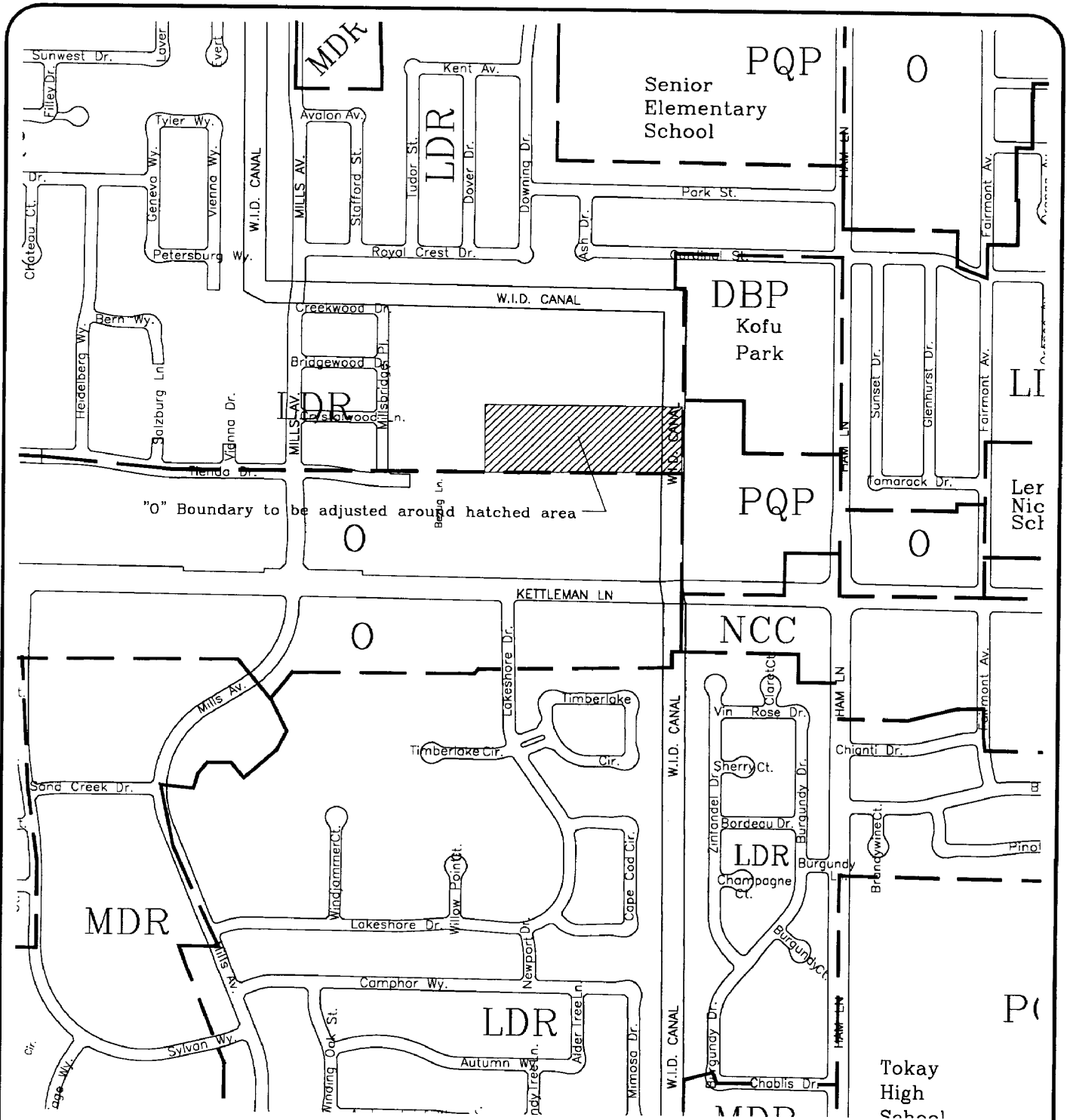
A handwritten signature in black ink, appearing to read 'Konradt Bartlam', with a long horizontal line extending to the right.

Konradt Bartlam
Community Development Director

Prepared by: Mark G. Meissner, Associate Planner

MM/mm

Attachments



PROPOSED GENERAL PLAN LAND USE DIAGRAM

LEGEND

RESIDENTIAL:

- LDR - LOW DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- HDR - HIGH DENSITY RESIDENTIAL
- ER - EASTSIDE RESIDENTIAL
- PR - PLANNED RESIDENTIAL

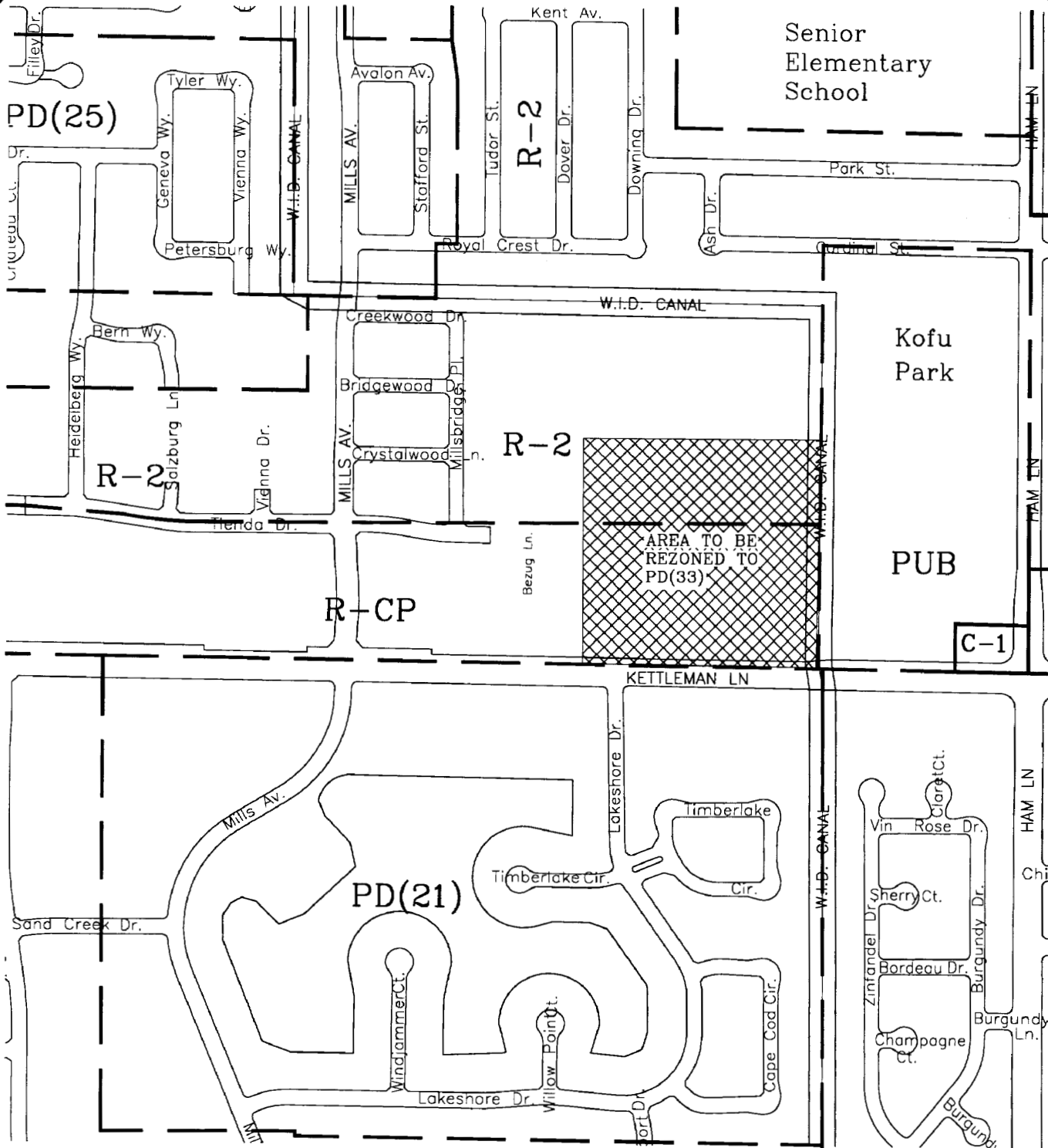
COMMERCIAL:

- NCC - NEIGHBORHOOD/COMMUNITY COMMERCIAL
- GC - GENERAL COMMERCIAL
- DC - DOWNTOWN COMMERCIAL
- O - OFFICE

OTHER:

- PQP - PUBLIC/QUASI-PUBLIC
- DBP - DETENTION BASINS AND PARKS
- A - AGRICULTURE





PROPOSED ZONING MAP

LEGEND

RESIDENTIAL ZONES:

- R-1 - SINGLE FAMILY
- R-2 - SINGLE FAMILY
- R-LD - LOW DENSITY
- R-GA - GARDEN APARTMENT
- R-MD - MEDIUM DENSITY (APARTMENT)
- R-HD - HIGH DENSITY (APARTMENT)
- P-D - PLANNED DEVELOPMENT
- R-1* - SINGLE-FAMILY (EASTSIDE)

COMMERCIAL ZONES:

- R-CP - PROFESSIONAL OFFICES
- R-CP* - PROFESSIONAL OFFICES (EASTSIDE)
- C-1 - NEIGHBORHOOD
- C-2 - GENERAL
- C-S - SHOPPING CENTER

OTHER ZONES:

- U-H - UNCLASSIFIED HOLDING (AGRICULTURAL)
- F-P - FLOOD PLAIN
- PUB - PUBLIC

RESOLUTION NO. 99-113

A RESOLUTION OF THE LODI CITY COUNCIL AMENDING
THE LAND USE ELEMENT OF THE LODI GENERAL PLAN BY
CHANGING AN EXISTING LOW DENSITY RESIDENTIAL
"LDR" LAND USE BOUNDARY TO OFFICE "O" DESIGNATION
AT 1549 AND 1611 WEST KETTLEMAN LANE

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BE IT RESOLVED, by the City Council of the City of Lodi, that the Land Use Element of the Lodi General Plan is hereby amended by changing an existing Low Density Residential "LDR" land use boundary to Office "O" designation at 1549 and 1611 West Kettleman Lane, as shown on Exhibit "A" attached, which is on file in the office of the Lodi City Clerk.

BE IT FURTHER RESOLVED that a Negative Declaration has been prepared in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines provided thereunder. Further, the Planning Commission has reviewed and considered the information contained in said Negative Declaration with respect to the project identified in their Resolution No. 99-24.

Dated: August 4, 1999

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I hereby certify that Resolution No. 99-113 was passed and adopted by the Lodi City Council in a regular meeting held August 4, 1999 by the following vote:

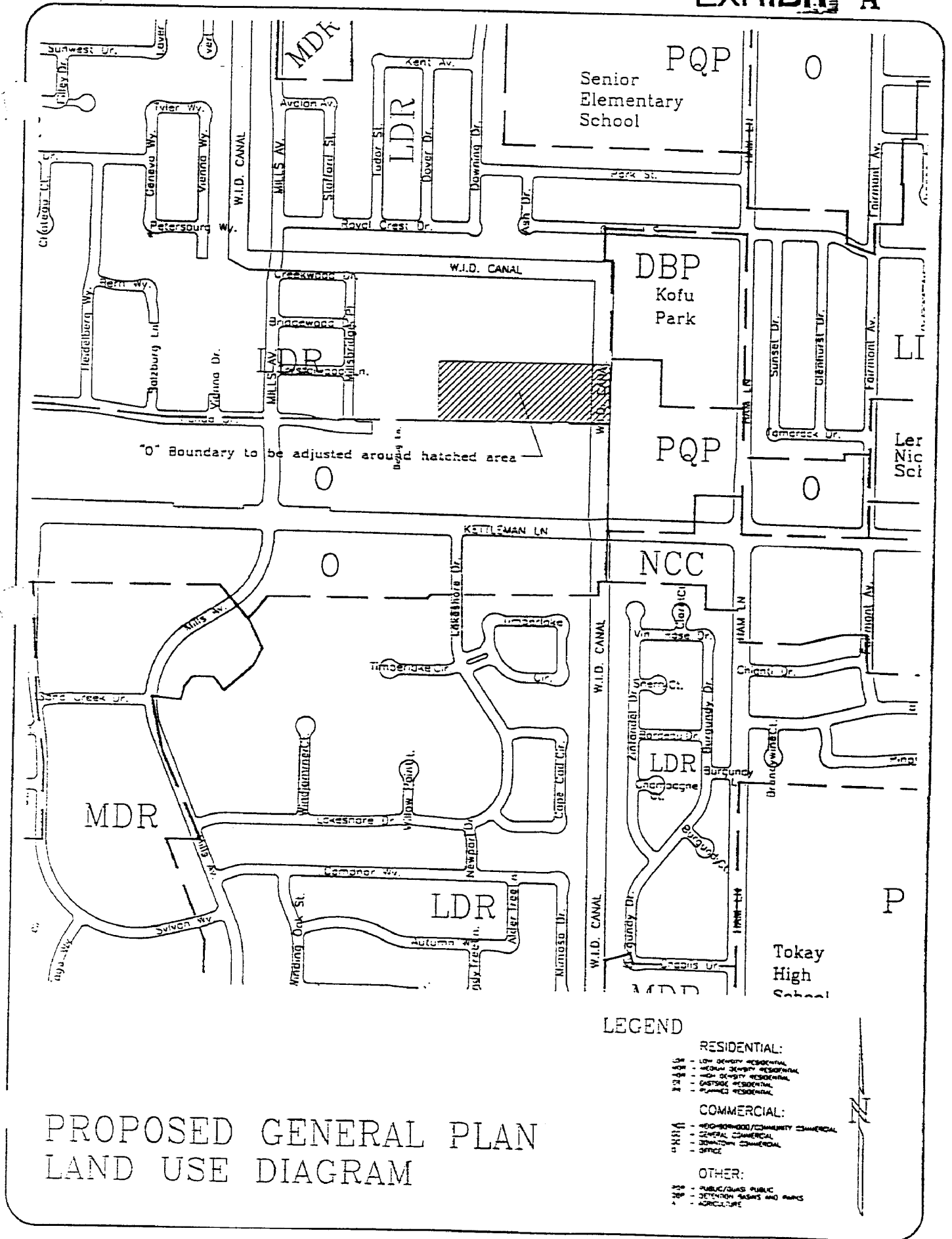
AYES: COUNCIL MEMBERS – Hitchcock, Mann, Nakanishi, Pennino and
Land (Mayor)

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


ALICE M. REIMCHE
City Clerk



ORDINANCE NO. 1677

AN ORDINANCE OF THE LODI CITY COUNCIL AMENDING THE
OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY
REZONING 1549 & 1611 W. KETTLEMAN LANE, FROM RCP,
RESIDENTIAL COMMERCIAL PROFESSIONAL AND R-2,
RESIDENTIAL SINGLE-FAMILY TO PD(33), PLANNED
DEVELOPMENT

=====

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

Section 1. The Official District Map of the City of Lodi adopted by Title 17 of the Lodi Municipal Code is hereby amended as follows:

1549 & 1611 W. Kettleman Lane is hereby rezoned from RCP, Residential Commercial Professional and R-2, Residential Single-Family to PD(33), Planned Development, as shown on Exhibit "A" attached, which is on file in the office of the City Clerk.

Section 2. A Negative Declaration has been prepared in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines provided thereunder. Further, the Planning Commission has reviewed and considered the information contained in said Negative Declaration with respect to the project identified in their Resolution No. 99-25.

Section 3 - No Mandatory Duty of Care. This ordinance is not intended to and shall not be construed or given effect in a manner which imposes upon the City, or any officer or employee thereof, a mandatory duty of care towards persons or property within the City or outside of the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 4 - Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this ordinance are severable. The City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

Section 5. The alterations, changes, and amendments of said Official District Map of the City of Lodi herein set forth have been approved by the City Planning Commission and by the City Council of this City after public hearings held in conformance with provisions of Title 17 of the Lodi Municipal Code and the laws of the State of California applicable thereto.

Section 6. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 7. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this ____ day of _____, 1999

KEITH LAND
Mayor

Attest:

ALICE M. REIMCHE
City Clerk

State of California
County of San Joaquin, ss.

I, Alice M. Reimche, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1677 was introduced at a regular meeting of the City Council of the City of Lodi held August 4, 1999 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 1999 by the following vote:

Ayes:	Council Members -
Noes:	Council Members -
Absent:	Council Members -
Abstain:	Council Members -

I further certify that Ordinance No. 1677 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

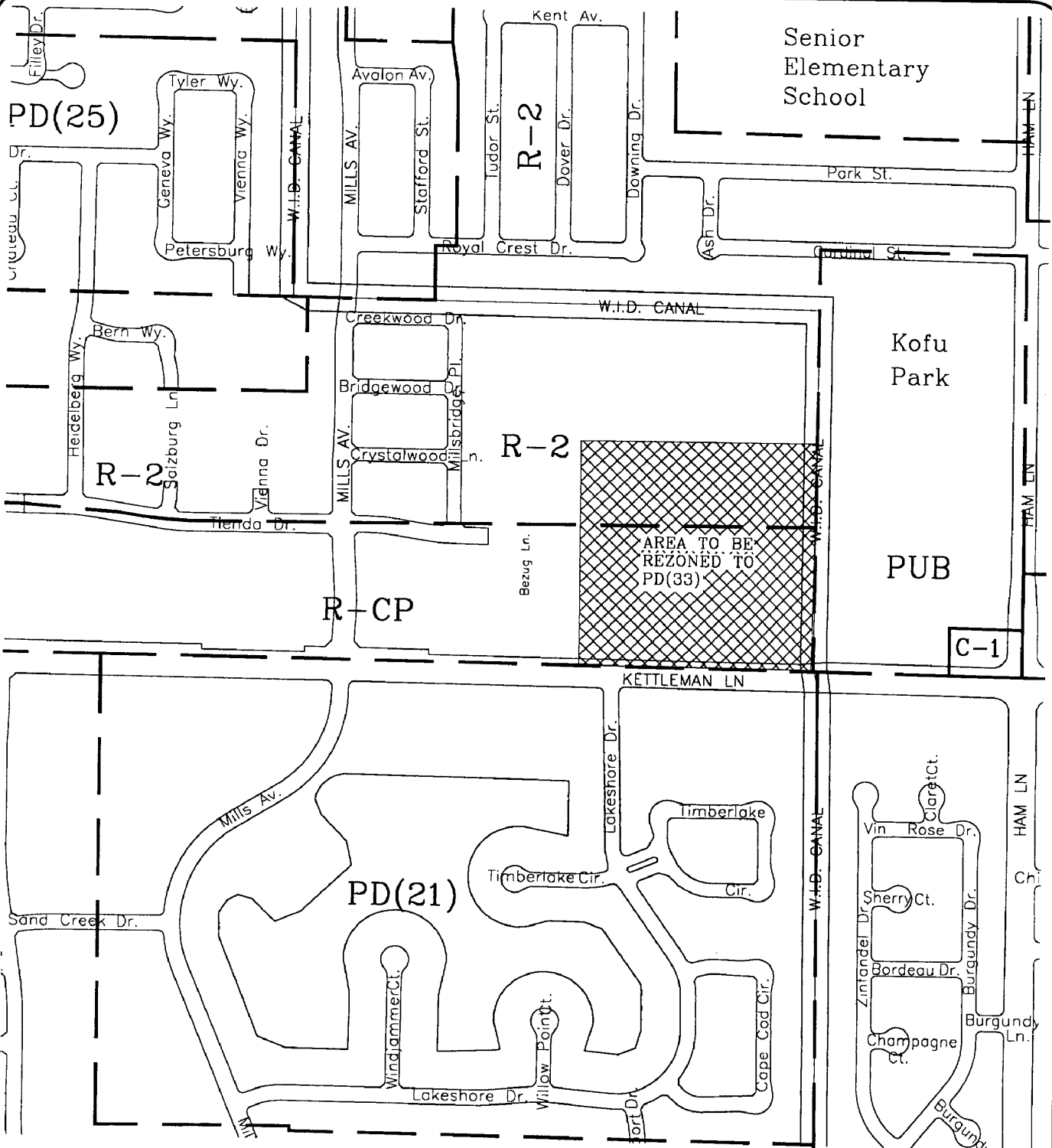
ALICE M. REIMCHE
City Clerk

Approved as to Form:



RANDALL A. HAYS
City Attorney

EXHIBIT A



LEGEND

RESIDENTIAL ZONES:

- R-1 - SINGLE FAMILY
- R-2 - SINGLE FAMILY
- R-3 - SINGLE FAMILY
- R-4 - SINGLE FAMILY
- R-5 - SINGLE FAMILY
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- R-100 - SINGLE FAMILY

COMMERCIAL ZONES:

- R-CP - PROFESSIONAL OFFICES
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- C-2 - GENERAL
- C-3 - SHOPPING CENTER

OTHER ZONES:

- U-H - UNCLASSIFIED HOLDING (AGRICULTURAL)
- F-P - FLOOD PLAIN
- PUB - PUBLIC

PROPOSED ZONING MAP



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: August 4, 1999

Time: 7:00 p.m.

For information regarding this notice please contact:

Alice M. Reimche

City Clerk

Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, August 4, 1999** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) Planning Commission's recommendation that the City Council adopt a Rezone and General Plan Amendment on portions of 1549 and 1611 West Kettleman Lane, changing zoning from RCP, Residential Commercial Professional and R-2, Residential Single-Family to PD(33), Planned Development, and the requested General Plan Amendment is to modify an existing "O", Office, land use boundary.

Information regarding this item may be obtained in the office of the Community Development Department Director, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

Alice M. Reimche
City Clerk

Dated: July 21, 1999

Approved as to form:

Randall A. Hays
City Attorney



DECLARATION OF MAILING

Set Public Hearing for 8/4/99 - Consider Planning Commission's Recommendation that Council adopt the request of Del Smith/Bridgehaven partners for GPA

On July 22, 1999 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

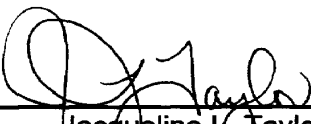
There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on July 22, 1999, at Lodi, California.

ORDERED BY:

**ALICE M. REIMCHE
CITY CLERK**



Jacqueline L. Taylor
Deputy City Clerk

Jennifer M. Perrin
Deputy City Clerk

1549 & 1611 W. Kettleman Lane
Sasaki Property

- 1) 03104009;NAKAMURA, OKO TR ETAL ;2985 NORTHWOOD DR ;ALAMEDA ;CA;94501
- 2) 03105027;TORELLI, EDITH M ETAL ;1450 CARDINAL ST ;LODI ;CA;95242
- 3) 03104010;MARDINI, MAZEN M & H ;999 S FAIRMONT AVE SUITE 115 ;LODI ;CA;95240
- 4) 03104012;CALOSSO, FRED M ;15751 E PROUTY RD ;GALT ;CA;95632
- 5) 03104018;WOODBIDGE, IRRIG DIST ; ; ;00000
- 6) 03104013;BATTAGLIA, JOHN M & MARY M TR ;1263 BEZUG LN ;LODI ;CA;95242
- 7) 03104015;BATTAGLIA, JOSEPH R & BARBARA ;PO BOX 47 ;LODI ;CA;95241
- 8) 03104016;BEZUG, JOHN & A V ;1811 W KETTLEMAN LN ;LODI ;CA;95240
- 9) 03105025;HITTLE, RANDALL D ;1438 CARDINAL ST ;LODI ;CA;95240
- 10) 03105026;KUEST, DAVID A ;1444 CARDINAL ST ;LODI ;CA;95240
- 11) 03105028;SCHIMKE, BARRY A & LORI ;1500 CARDINAL ST ;LODI ;CA;95242
- 12) 03105029;FREIMARCK, VERNON & LUCILLE K ;1506 CARDINAL ST ;LODI ;CA;95242
- 13) 03105030;FREELAND, FRANCIS B TR ;1514 CARDINAL ST ;LODI ;CA;95242
- 14) 03105031;MOITZGER, MAX & L TRS ;210 W VINE ST ;LODI ;CA;95240
- 15) 03105032;BAILEY, JAMES E & DIANE ;1526 CARDINAL ST ;LODI ;CA;95240
- 16) 03105034;ALWAY, IRENE E ;1532 CARDINAL ST ;LODI ;CA;95240
- 17) 03105035;KURTZ, LEON & BETTY M ;1125 ASH DR ;LODI ;CA;95242
- 18) 03104014;RAFAEL, ARMINGTON R & EMMA ET;75 ROSSI DR ;GALT ;CA;95632
- 19) 03123309;STOKES, THOMAS J & SANDRA M TR;7581 W KILE RD ;LODI ;CA;95240
- 20) 03123310;LUDWIG, CHARLES A & WINIFRED T;4515 KRUK TRAIL ;PLACERVILLE ;CA;95667
- 21) 03123504;DIAZ, MIGUEL A & MARICRUZ ;1122 S DOWNING DR ;LODI ;CA;95240
- 22) 03123505;SEIBEL, LE ROY A & C E ;1128 DOWNING DR ;LODI ;CA;95242
- 23) 03123506;GUTIERREZ, RAFAEL T & M T ;1134 DOWNING DR ;LODI ;CA;95240
- 24) 03123507;WAGNER, CHARLES L & SANDRA L ;1602 ROYAL CREST DR ;LODI ;CA;95242
- 25) 03123508;RODRIGUEZ, JOE E TR ;1608 ROYAL CREST DR ;LODI ;CA;95242
- 26) 03123509;MAPLE, EDDIE W & A C ;1614 ROYAL CREST DR ;LODI ;CA;95242
- 27) 03123510;CARUSO, FRANK A & K M ;1620 ROYAL CREST DR ;LODI ;CA;95240
- 28) 03123511;BLEHM, MICHAEL & CAROL ;1626 ROYAL CREST DR ;LODI ;CA;95240
- 29) 03123512;SHEPARD, ROBERT L & M M ;26695 N RITZ RD ;ACAMPO ;CA;95220
- 30) 03123513;FOREMAN, RICK & J ;1706 W ROYAL CREST ;LODI ;CA;95242
- 31) 03123514;QUESADA, MARTIN G & I R ;1712 ROYAL CREST DR ;LODI ;CA;95240
- 32) 03104011;ETCHELLS, LINDA D ETAL ;PO BOX 2572 ;GRASS VALLEY ;CA;95945
- 33) 03123515;EIGENHUIS, CLARENCE SR & T ;PO BOX 715 ;LA HABRA ;CA;90633
- 34) 03124001;TOKAY DEVELOPMENT INC ETAL ;PO BOX 1259 ;WOODBIDGE ;CA;95258
- 35) 05816029;LEMKE, JOHN F ;PO BOX 87 ;ARNOLD ;CA;95223
- 36) 05817008;WOODBIDGE, IRRIG DIST ;18777 N LOWER SACTO ;WOODBIDGE ;CA;95258
- 37) 05826035;STATE FARM AUTO INS CO ;1 STATE FARM PLAZA ;BLOOMINGTON ;IL;61710
- 38) 05816086;HENDRICK, DAVID J TR ;2249 ROGUE RIVER DR ;SACRAMENTO ;CA;95826
- 39) 06002001;TCHERKOYAN, GREGORY & S TR ;157 EMMONS CANYON LN ;ALAMO ;CA;94507